

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
Owner: George W. & Katie Penn
Street Address: 1521 Scott St. S.F.
Location: W. Scott, 37'6" S. Post St.
Lot size: 25'0" x 87'6"
Area: 2,188 sq. ft.
Zoning: second residential
Assessed Values:
Land - - - - - \$ 1,240
Improvements - 850
Total - 2,090
APPRAISED VALUE OF LAND: \$ 5,000
Per Front Foot \$ 200.00
Per Square Foot 2.28
REMARKS:

Parcel No. 1078-2
Block No. 1078
Lot No. 2



Lot on street grade - level. Poor
block but near Mt. Zion Hospital.
Adjoins Medical Dental Building.

DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Dwelling</u>	Interior Finish	<u>Pine - plastered</u>
Construction	<u>Frame</u>	Floors	<u>Pine T&G - linoleum</u>
No. of Stories	<u>9</u>	Plumbing	<u>old, exposed - fair</u>
No. of Rooms	<u>2</u>	Bathrooms	<u>1 bath - extra toilet & basin</u>
Garage Space	<u>Basement</u>	Kitchens	<u>1 plus kitchenette (upper)</u>
Basement	<u>Garage and storage</u>	Lighting	<u>Electricity</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic T&G</u>	Heating	<u>Gas circ. heaters -2 fireplaces</u>
Roof	<u>Composition - fair</u>	Hot Water	<u>gas storage tank</u>
Year Built	<u>1890 - age 65 yrs. plus</u>	Any Unlawful Use	<u>Kitchenette gas not vent</u>
Remodeled	<u>Garage & driveway added</u>	REMARKS:	<u>Owner rents 1 room and</u>
Condition, Exterior	<u>Poor</u>		<u>kitchenette upstairs.</u>
Interior	<u>Fair (clean)</u>		<u>Cement steps in front</u>

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,400</u>	sq. ft.	@ <u>3.50</u>	\$ <u>4,900</u>
1st Floor	<u>1,450</u>		@ <u>7.</u>	<u>10,150</u>
2nd Floor	<u>1,240</u>		@ <u>7.</u>	<u>8,700</u>
3rd Floor			@	
Total	<u>4,090</u>			

\$ 23,750.00
\$ 19,750.00
\$ 4,000.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

83.3%

REMARKS: Economic life 10 yrs. at 1.67% = 16.7% worth.

Single family residence

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year	
		\$		
	<u>7 OBO</u>	<u>70.00</u>		
	<u>2 furn.</u>	<u>39.00</u>		
Total Gross Income		\$ <u>109.00</u>	\$ <u>1,308</u>	
Less Expenses		<u>26.25</u>	<u>315</u>	
			<u>993</u>	
Net Income		\$ <u>82.75</u>		
(Before Depreciation)		monthly, \$	annually	

Taxes - - - - -	\$ <u>147.56</u>
Insurance - - - - -	<u>35.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection	
Allowance - - - - -	
Maintenance & Repairs <u>10%</u>	<u>130.00</u>
Management - - - - -	<u>312.56</u>
Total Expenses	\$ <u>315.00</u>

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - Risk-rate 12% - - - \$ 8,275.00

REMARKS: Not income property. Used by owner for home.
Capitalized at 12% net.

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>5,000</u>
IMPROVEMENTS -	<u>3,500</u>
TOTAL	\$ <u>8,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Saleable for home or conversion into tenement housing.

INSPECTION DATE: July 10, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957

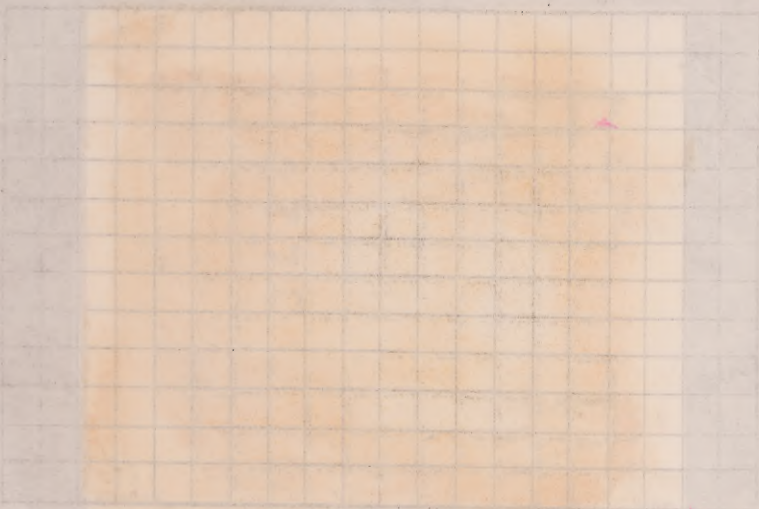
1078 2

RAYMOND D. SMITH, M.A.I.

APPROPRIATE REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

Parcel No.
Block No.
Lot No.

APR 1 1984 24



Project
Owner
Address
Location
Area
Zoning
Assessed Value
Land
Improvement
Total
APPROXIMATE VALUE OF LAND
PER SQUARE FOOT
PER SQUARE FOOT

APPROXIMATE VALUE OF IMPROVEMENTS
PER SQUARE FOOT
PER SQUARE FOOT

APPROXIMATE VALUE OF TOTAL
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APPROXIMATE VALUE OF TOTAL
PER SQUARE FOOT
PER SQUARE FOOT

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
Owner: Ralph T. Bryant & Randolph W. Osbourne, 23
Street Address: 1515 Scott St.
Location: W. Scott, 87'6" S. Post St.
Lot size: 50'0" x 162'6" (irregular)
Area: 6,900 sq. ft.
Zoning: Second residential ✓
Assessed Values:
Land - - - - - \$ 3,340
Improvements - 5,950
Total - 9,290
APPRAISED VALUE OF LAND: \$ 10,000
Per Front Foot \$ 200.
Per Square Foot 1.45
REMARKS: Lot 2' above street grade level
Faces Hamilton Park

Parcel No. 1078-4
Block No. 1078
Lot No. 4



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Mortuary</u>	Interior Finish <u>Pine - plastered</u>
Construction <u>Frame - stucco front</u>	Floors <u>Oak and pine</u>
No. of Stories <u>3 and basement</u>	Plumbing <u>Some replaced - good</u>
No. of Rooms <u>23</u> ✓	Bathrooms <u>2, 2 sep. toilets, 2 ex. toilets</u>
Garage Space <u>Separate garage in rear</u>	Kitchens <u>1 and rear porch</u>
Basement <u>Full</u>	Lighting <u>Electricity - some fixtures re-</u>
Foundation <u>Brick and concrete</u>	Outlets <u>Adequate</u> placed.
Exterior Finish <u>Stucco - good</u>	Heating <u>Gas furnace - good</u>
Roof <u>Composition - fair</u>	Hot Water <u>Storage tank</u>
Year Built <u>1890 as dwelling</u>	Any Unlawful Use <u>None observed</u>
Remodeled <u>1918 (substantial) to mortuary</u>	REMARKS: <u>Dwelling remodeled into</u>
Condition, Exterior <u>Good</u>	<u>mortuary. Good conversion. Well</u>
Interior <u>Good</u>	<u>arranged for purpose.</u>

ESTIMATED REPLACEMENT COST NEW:

Basement <u>2570</u> sq. ft. @ <u>6.</u>	\$ <u>15,420</u>	
1st Floor <u>2570</u> @ <u>8.</u>	<u>20,560</u>	
2nd Floor <u>1960</u> @ <u>7.</u>	<u>13,720</u>	
3rd Floor <u>1960</u> @ <u>5.</u>	<u>9,800</u>	
Total <u>9060</u>		\$ <u>59,500.00</u>

LESS OBSERVED DEPRECIATION 50%

PRESENT VALUE OF THE IMPROVEMENTS: \$ 29,750.00

REMARKS: Depreciated 50% as remodeled. Economic life 25 yrs.
Substantial building well maintained for present use.

INCOME ANALYSIS

INCOME Statement by Mr. Bryant			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year	
<u>Fair rent</u>				Taxes - - - - - \$ <u>655.88</u>
<u>whole property</u>		<u>500.00</u>		Insurance - - - - - <u>93.20</u>
<u>OBO</u>				P.G. & E. - - - - - <u>business</u>
				Water - - - - - <u>"</u>
				Scavenger - - - - - <u>"</u>
				Janitor - - - - - <u>"</u>
				Vacancy & Collection
				Allowance - - - - - <u>5%</u> <u>300.00</u>
Total Gross Income		\$ <u>500.00</u>	\$ <u>6,000</u>	Maintenance & Repairs <u>10%</u> <u>600.00</u>
Less Expenses		<u>162.50</u>	<u>1,950</u>	Management - - - - - <u>5%</u> <u>300.00</u>
			\$ <u>4,050</u>	
Net Income				Total Expenses \$ <u>1,950.00</u>
(Before Depreciation)		\$ <u>337.50</u> monthly,	\$ <u>4,050</u> annually	
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				<u>Risk rate 10%</u> ✓ <u>\$40,500.00</u>
REMARKS: <u>Capitalized at 10% - special purpose property.</u>				
FINAL ESTIMATE OF FAIR MARKET VALUE:				LAND - - - - - \$ <u>10,000</u>
				IMPROVEMENTS - <u>30,000</u>
				TOTAL \$ <u>40,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Cannot be used for purposes other than mortuary but saleable for that use.

Appraiser: Raymond D. Smith
Date: August 10, 1957

INSPECTION DATE: August 22, 1957

FEB 1984 34

Parcel No. _____
Block No. _____
Lot No. _____



APPROVAL VALUE OF LAND: \$ 100.00
APPROVAL VALUE OF IMPROVEMENTS: \$ 100.00
TOTAL APPROVAL VALUE: \$ 200.00

DESCRIPTION OF IMPROVEMENTS

Interior Finishes
Flooring
Lighting
Plumbing
Roofing
Siding
Windows
Doors
Foundation
Basement
Garage
Patio
Fence
Hedges
Landscaping
Other

SEP 20 1984

APPROVAL VALUE OF LAND: \$ 100.00
APPROVAL VALUE OF IMPROVEMENTS: \$ 100.00
TOTAL APPROVAL VALUE: \$ 200.00

INCOME ANALYSIS

Taxes
Insurance
P.U. & S.
Water
Sewer
Garage
Interior
Vacuum & Collection
Allowance
Maintenance & Repairs
Management

APPROVAL VALUE OF LAND: \$ 100.00
APPROVAL VALUE OF IMPROVEMENTS: \$ 100.00
TOTAL APPROVAL VALUE: \$ 200.00

FINAL ESTIMATE OF FAIR MARKET VALUE

TOTAL IMPROVEMENTS
TOTAL

APPROVAL VALUE OF LAND: \$ 100.00
APPROVAL VALUE OF IMPROVEMENTS: \$ 100.00
TOTAL APPROVAL VALUE: \$ 200.00

1513 SCOTT ST.

1513 Scott St.

PARCEL NO. A-1078-5
BLOCK 1078
LOT 5

Two-story and basement, wood frame residence. Occupied by one family. Built 1880. Pine and plaster. 8 rooms and 1 bath (toilet on 1st floor) Old and dirty, ill kept. Kitchen old. Bath old. Electric fixtures old. Plumbing old. Basement has 7' ceiling and is open. Storage. Dirty. Next door to Funeral Parlor. Inside and out dirty. Poorest of row of houses on this street. 45 gal. water heater. No cleaning, painting or modernizing done. No furnace.

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RECEIVED NO. A-1078-2
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LIV

1213 Scott St.

Two-story and a half high, wood frame residence. Occupied by one family.
Built 1880. Four and a half stories. 2 rooms and 1 bath (bath on 1st floor).
Old and dirty. All light. Kitchen old. Bath old. Electric fixtures
old. Plumbing old. Basement has 2 cellars and is open. Stairs
dirty. Next door to house is a small building. Inside and out dirty. Worstest
of row of houses on this street. No gas, water heater. No cleaning
or lighting on modernizing home. No furnace.

SEP 20 1915



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: THEOTIS ELLIS
Street Address: 1513 SCOTT STREET
Location: West Scott St.
Lot size: 19'11" x 87'6"
Area: 1743 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1040.00
Improvements - 750.00
Total - 1790.00
APPRAISED VALUE OF LAND: \$ 3146.83
Per Front Foot \$ 158.00
Per Square Foot \$ 1.805

Parcel No. 5
Block No. 1078
Lot No. 5



REMARKS:
Basic value \$200 front foot 137'6" depth
21% deduction due to 87'6" depth

DESCRIPTION OF IMPROVEMENTS

Nature and type Single family residence
Construction Frame
No. of Stories Two
No. of Rooms 8
Garage Space No
Basement Yes
Foundation Brick
Exterior Finish Rustic; Terrazzo Stairs
Roof Flat - tar & gravel
Year Built 1895
Remodeled NO
Condition, Exterior Fair
Interior Poor

Interior Finish Plaster - Pine trim
Floors Pine
Plumbing Good
Bathrooms One - log tub; extra toilet & basin
Kitchens One
Lighting Fair
Outlets None
Heating Circulating gas heaters
Hot Water Automatic storage heater
Any Unlawful Use _____

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 1150.00 sq. ft. @ 2.50 \$ 2,875.00
1st Floor 1200 @ 7.50 9,000.00
2nd Floor 1200 @ 7.50 9,000.00
3rd Floor _____ @ _____
Total 3550

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

66-2/3% \$ 20,875.00
\$ 13,916.66
\$ 6,958.34

REMARKS:

INCOME ANALYSIS

ESTIMATED INCOME
Apt.No. No. of Rooms Monthly Rent
_____ 8 \$ 125.00

Total Gross Income \$ 1500.00
Less Expenses _____

EXPENSE
Taxes - - - - - \$ 126.37
Insurance - - - - - 40.00
P.G. & E. - - - - - _____
Water - - - - - _____
Scavenger - - - - - _____
Janitor - - - - - _____
Vacancy & Collection Allowance - - - - - 75.00
Maintenance & Repairs - - 75.00
Management - - - - - 45.00

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1138.63 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 10,351.00
REMARKS: Capitalized @ 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 3,150.00
IMPROVEMENTS - 7,350.00
TOTAL \$ 10,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES

Appraiser: [Signature]
Date: _____

APR 10 1957

SEP 20 1988

1511 Scott St.

PARCEL NO. A-1078-5
BLOCK 1078
LOT 5A

2-story and basement wood frame used as 2 flats. 7 rooms - 2 baths. Occupied by the two joint owners. 3 rooms and bath on first floor; 4 rooms and bath on second floor.

Pine and plaster. Flat roof. Exterior needs paint. Bath added on 1st floor (tile wall board - new but cheap plumbing fixtures). Kitchen clean and newly painted with linoleum floors - 40 gal. inst. water heater. Upstairs a kitchen was converted from a bedroom. Has separate water heater. Bath old. Kitchen has console sink and drainboard. Clean and newly painted. Floors throughout redone and clean. Appears that owners have done the cleaning, repainting and papering themselves. Basement 7' ceiling and can be entered from below front stairs. Floor is concrete. Foundation - brick. This building is in good condition (clean and painted) and has been redecorated by owners. Next to building on lot 5F, it is best of the row of houses and should reflect in its value.



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SEP 20 1952

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: JAMES and NATTIE S. ROBINSON
Street Address: 1511 Scott Street
Location: West Scott Street
Lot size: 19'3" x 87'6"
Area: 1684 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1,000.00
Improvements - 750.00
Total - 1,750.00
APPRAISED VALUE OF LAND: \$ 3,041.50
Per Front Foot \$ 158.00
Per Square Foot 1.80
REMARKS:
Basic value \$200 front foot 137'6" depth
21% deduction due to 87'6" depth

Parcel No. 6
Block No. 1078
Lot No. 5A



DESCRIPTION OF IMPROVEMENTS

Nature and type Single family residence
Construction Frame
No. of Stories Two
No. of Rooms 8
Garage Space No
Basement Yes - concrete floor
Foundation Brick
Exterior Finish Rustic
Roof flat - tar & gravel
Year Built 1895
Remodeled
Condition, Exterior Fair
Interior Good

Interior Finish Plaster walls - fine trim
Floors Pine
Plumbing Good
Bathrooms 2 - 1 leg tub and 1 recessed tub
Kitchens Two
Lighting Fair fixtures
Outlets None
Heating circulating gas
Hot Water automatic storage heater
Any Unlawful Use None
REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 1150 sq. ft. @ 2.50 \$ 2875.00
1st Floor 1200 @ 7.50 9000.00
2nd Floor 1200 @ 7.50 9000.00
3rd Floor @
Total 3550

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

65%
\$ 20,875.00
\$ 13,558.75
\$ 7,311.25

INCOME ANALYSIS

INCOME		
Apt.No.	No. of Rooms	Monthly Rent
	<u>8</u>	\$ <u>135.00</u>
Total Gross Income		\$ <u>135 x 12 = \$1620.00</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	\$ <u>123.55</u>
Insurance - - - - -	<u>40.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection	
Allowance - - - - -	<u>81.00</u>
Maintenance & Repairs - -	<u>81.00</u>
Management - - - - -	<u>48.60</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1245.85 annually
Total Expenses \$ 374.15
APPRaised VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 11,324.00
REMARKS: Capitalized @ 11%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,050.00
IMPROVEMENTS - 7,950.00
TOTAL \$ 11,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES

Appraiser: Richard H. Hall
Date: _____

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1509 Scott St.

PARCEL NO. A-1078-7
BLOCK 1078
LOT 5B

Two story and basement, wood frame rooming house and residence.
Built about 1880. Only 1 room rented - family uses rest of house.

Pine and plaster. Needs painting but house as a whole is fairly clean for its age. No modernization - tank water heater - no furnace. 8 rooms, 1 bath (old with old plumbing fixtures). Kitchen is old (no tile - wood drainboard). Basement has part cement and is open the length of building.



1078

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178 0 284 833

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: GEORGE and ELLA JACKSON
Street Address: 1509 Scott Street
Location: West Scott St. North of Geary St.
Lot size: 19'5" x 87'6"
Area: 1699 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1010.00
Improvements - 750.00
Total - 1760.00
APPRAISED VALUE OF LAND: \$ 3067.84
Per Front Foot \$ 158.00
Per Square Foot 1.805
REMARKS:

Parcel No. 7
Block No. 1072
Lot No. 5B



Basic value \$200 front foot 137'6" depth
21% deduction due to 87'6" depth

DESCRIPTION OF IMPROVEMENTS

Nature and type Single family residence
Construction Frame
No. of Stories Two
No. of Rooms 8
Garage Space No
Basement Yes
Foundation Brick
Exterior Finish Rustic
Roof Flat - tar and gravel
Year Built 1895
Remodeled
Condition, Exterior Fair
Interior Poor

Interior Finish Plaster walls - Pine trim
Floors Pine
Plumbing Fair
Bathrooms One - log tub
Kitchens Two
Lighting Fair
Outlets None
Heating Circulating gas heaters
Hot Water Automatic storage heater
Any Unlawful Use
REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 1150 sq. ft. @ 2.50 \$ 2875.00
1st Floor 1200 @ 7.50 9000.00
2nd Floor 1200 @ 7.50 9000.00
3rd Floor @
Total 3550

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

66-2/3%
\$ 20,875.00
13,916.66
\$ 6,958.34

INCOME ANALYSIS

INCOME

Apt.No.	No. of Rooms	Monthly Rent
	<u>8</u>	<u>125.00</u>

Total Gross Income \$ 125 x 12 = \$1500.00
Less Expenses

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1149.74 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 10,452.00
REMARKS: Capitalized at 11%

EXPENSE

Taxes - - - - -	\$ <u>124.26</u>
Insurance - - - - -	<u>40.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>75.00</u>
Maintenance & Repairs - -	<u>75.00</u>
Management - - - - -	<u>45.00</u>

Total Expenses \$ 359.26

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3100.00
IMPROVEMENTS - 7400.00
TOTAL \$ 10,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES

Appraiser: [Signature]
Date: 1955

753 584 1 074

201.02.65

1507 Scott St.

PARCEL NO. A-1078-8
BLOCK 1078
LOT 5C

Two story and basement, wood frame rooming house. Built about 1880. Flat roof. Old needs painting and cleaning. 8 rooms and 2 baths. Owner put in a bath on 1st floor at rear with tile board and newer but cheap plumbing fixtures (should add to value of house) walls are plasterboard in bath. Kitchen is old - wooden drainboard. 40-gal. water heater. Electric fixtures are old. Upstairs rooms rented. No furnace. Need paint in and out.



1078

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Millard and Lenard Allen
Street Address: 1507 Scott Street
Location: West Scott St. North of Geary St.
Lot size: 19'6" x 87'6"
Area: 1706 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1020.00
Improvements - 700.00
Total - 1720.00
APPRAISED VALUE OF LAND: \$ 3081.00
Per Front Foot \$ 158.00
Per Square Foot 1.805
REMARKS:

Parcel No. 8
Block No. 1078
Lot No. 5C



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Single family residence</u>	Interior Finish <u>Plaster walls - line trim</u>
Construction <u>Frame</u>	Floors <u>Fine</u>
No. of Stories <u>two</u>	Plumbing <u>Fair to good</u>
No. of Rooms <u>8</u>	Bathrooms <u>Two - 1 leg tub and 1 recessed tub</u>
Garage Space <u>No</u>	Kitchens <u>One</u>
Basement <u>Yes</u>	Lighting <u>Fair</u>
Foundation <u>Brick</u>	Outlets <u>in some rooms</u>
Exterior Finish <u>Rustic</u>	Heating <u>Circulating gas heaters</u>
Roof <u>Flat - tar and gravel</u>	Hot Water <u>Automatic storage heater</u>
Year Built <u>1895</u>	Any Unlawful Use _____
Remodeled <u>No</u>	REMARKS: _____
Condition, Exterior <u>Fair</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1150</u>	sq. ft. @ <u>2.50</u>	\$ <u>2875.00</u>
1st Floor	<u>1200</u>	@ <u>7.50</u>	<u>9000.00</u>
2nd Floor	<u>1200</u>	@ <u>7.50</u>	<u>9000.00</u>
3rd Floor		@ _____	
Total	<u>3550</u>		

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

	\$ <u>20,875.00</u>
<u>66-2/3%</u>	<u>13,916.66</u>
	\$ <u>6,958.34</u>

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$ _____	Taxes - - - - -	\$ <u>121.43</u>
			Insurance - - - - -	<u>40.00</u>
			P.G. & E. - - - - -	
	<u>8</u>	<u>125.00</u>	Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>75.00</u>
Total Gross Income		\$ <u>125 x 12 = \$1500.00</u>	Maintenance & Repairs - -	<u>75.00</u>
Less Expenses			Management - - - - -	<u>45.00</u>
Net Income			Total Expenses	\$ <u>356.43</u>
(Before Depreciation)		\$ _____ monthly, \$ <u>1143.57</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 10,400.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3100.00
IMPROVEMENTS - 7400.00
TOTAL \$ 10,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES.

Appraiser: Richard E. Hoep
Date: _____

Q 185 1 574

592085

1505 Scott St.

PARCEL NO. A-1078-9
BLOCK 1078
LOT 5D

Two story and basement, wood frame residence. 8 rooms. Pine and plaster. No modernization. Kitchen and bath are old. Has 1 bath with old plumbing. Basement is used for storage. 7' ceiling. Open. No heat, water heater (30 gal.). Built about 1880. Flat roof. Needs paint inside and out. 1 room in basement. Poor (code violation re stove).



1078

FEB 1 0840 3 8

FEB 1 0840 3 8

SEP 20 00 15 8

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: ROSCOE and LOUISE JONES and LILLIE FENDLEY
Street Address: 1505 Scott Street
Location: West Scott St. 39'10" North of Geary
Lot size: 19'6" x 87'6"
Area: 1706 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 1020.00
Improvements - 750.00
Total - 1770.00
APPRAISED VALUE OF LAND: \$ 3081.00
Per Front Foot \$ 158.00
Per Square Foot 1.805
REMARKS:
Basic value \$200 front foot 137'6" depth
21% deduction due to 87'6" depth

Parcel No. 9
Block No. 1078
Lot No. 5D



DESCRIPTION OF IMPROVEMENTS

Nature and type 2 Family Residence
Construction Frame
No. of Stories Two
No. of Rooms 8
Garage Space No
Basement Yes
Foundation Concrete
Exterior Finish Rustic
Roof Flat - Tar and gravel
Year Built 1895
Remodeled
Condition, Exterior Fair
Interior Fair

Interior Finish Plaster walls - Pine Trim
Floors Pine except hardwood 2 large rooms
Plumbing Good
Bathrooms One - leg tub; 5' wood wainscot
Kitchens Two
Lighting Good fixtures
Outlets None
Heating Radiant Fire & circulating gas heater
Hot Water automatic storage heater
Any Unlawful Use gas plate rear hall 2nd floor
REMARKS: Cord wiring

ESTIMATED REPLACEMENT COST NEW:

Basement 1150 sq. ft. @ 2.50 \$ 2875.00
1st Floor 1200 @ 7.50 9000.00
2nd Floor 1200 @ 7.50 9000.00
3rd Floor
Total 3550

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

66-2/3%
\$20,875.00
13,916.66
\$ 6,958.34

INCOME ANALYSIS

Apt. No.	No. of Rooms	Monthly Rent
		\$
		<u>125.00</u>
Total Gross Income		<u>\$125 x 12 = \$1500</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	<u>\$124.96</u>
Insurance - - - - -	<u>40.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection	
Allowance - - - - -	<u>75.00</u>
Maintenance & Repairs - -	<u>75.00</u>
Management - - - - -	<u>45.00</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 110.04 annually
APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 10,400.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 2100.00
IMPROVEMENTS - 7400.00
TOTAL \$ 10,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES

Appraiser: [Signature]
Date: Nov 12 1966

2001 1001 1001

REG. NO. 0242

1503 Scott St.

PARCEL NO. A-1078-10
BLOCK 1078
LOT 5E

Two story and basement - used for rooming house. Built about 1880, wood frame, flat roof rooms. First floor - 4 rooms; 2nd floor - 4 rooms. Pine and plaster. 10' ceilings.

Interior - old, no modernizing. Old kitchen, old bath with original plumbing fixtures. No tile. Kitchen drainboard is wood. Old bath (toilet and wash basin on back porch). Bath upstairs is old.

Basement has 2-room apartment - old and dark. Pine floor. Has stove in one room. Apartment uses first floor bath.

Good 30 gal. water heater. Average condition for age. No heat other than gas outlets.



1078

178 10840 38

0720M152



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: MATEA S. BASS
Street Address: 1503 Scott Street
Location: West Scott St. 20' 3 1/4" North of Geary
Lot size: 19' 6 1/2" x 87' 6" irreg.
Area: 1706 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 1020.00
Improvements - 750.00
Total - 1770.00
APPRAISED VALUE OF LAND: \$ 3090.88
Per Front Foot \$ 158.00
Per Square Foot 1.80+
REMARKS:

Parcel No. 10
Block No. 1078
Lot No. 5E



Basic value \$200 front foot 137' 6" depth
21% deduction due to 87' 6" depth

DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Single family residence</u>	Interior Finish <u>Plaster walls Pine Trim</u>
Construction <u>Frame</u>	Floors <u>Pine</u>
No. of Stories <u>Two</u>	Plumbing <u>Fair</u>
No. of Rooms <u>8</u>	Bathrooms <u>One - plus extra toilet & shower 1st fl</u>
Garage Space <u>No</u>	Kitchens <u>One</u>
Basement <u>Yes - part dirt</u>	Lighting <u>Fair</u>
Foundation <u>Brick</u>	Outlets <u>None</u>
Exterior Finish <u>Rustic</u>	Heating <u>Circulating gas</u>
Roof <u>Flat - tar and gravel</u>	Hot Water <u>automatic storage heater</u>
Year Built <u>1905</u>	Any Unlawful Use <u>2 rooms in basement</u>
Remodeled <u>No</u>	REMARKS:
Condition, Exterior <u>Fair</u>	
Interior <u>Good</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1150</u>	sq. ft. @ <u>2.50</u>	\$ <u>2875.00</u>
1st Floor	<u>1200</u>	@ <u>7.50</u>	<u>9000.00</u>
2nd Floor	<u>1200</u>	@ <u>7.50</u>	<u>9000.00</u>
3rd Floor		@	
Total	<u>3550</u>		

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:

66-2/3%
\$ 20,875.00
\$ 13,916.66
\$ 6,958.34

REMARKS:

INCOME ANALYSIS

INCOME

EXPENSE

Apt.No.	No. of Rooms	Monthly Rent
	<u>8</u>	<u>125.00</u>

Taxes - - - - -	\$ <u>124.96</u>
Insurance - - - - -	<u>40.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>75.00</u>
Maintenance & Repairs - - - - -	<u>75.00</u>
Management - - - - -	<u>45.00</u>

Total Gross Income \$ 125.00 x 12 = \$1500
Less Expenses

Net Income (Before Depreciation) \$ _____ monthly, \$ 1140.04 annually
Total Expenses \$ 359.96

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 10,400.00

REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3100.00</u>
IMPROVEMENTS - - - - -	<u>7400.00</u>
TOTAL	\$ <u>10,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES

Appraiser: [Signature]
Date: [Signature]

584 1011

251 0705

1501 Scott St.

PARCEL NO. A-1078-11
BLOCK 1078
LOT 5F

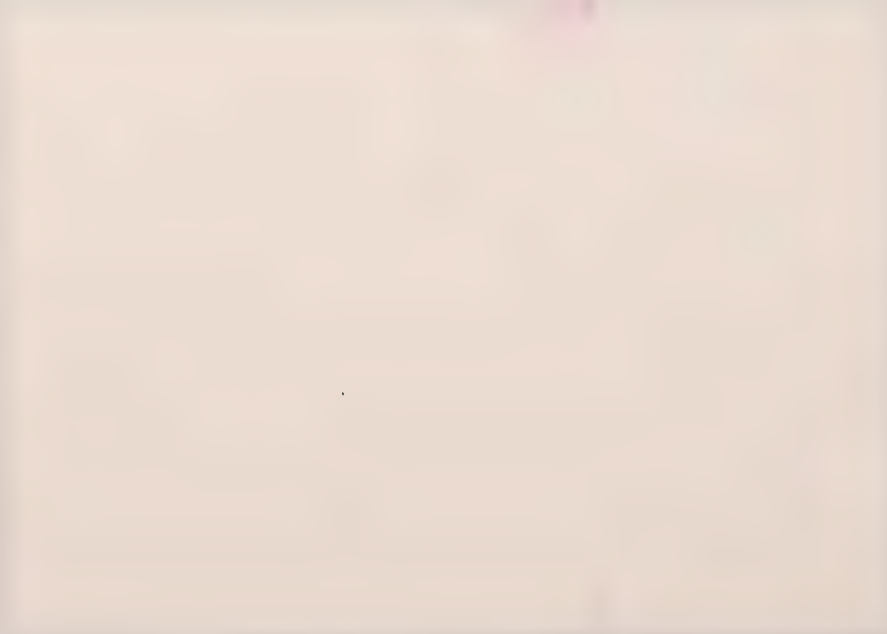
Ten room, 2-story, flat roof, wood frame building, used as a residence. There is an extra room in basement that is occupied but originally was for a social room. Built about 1880. Corner lot. Interior - pine and plaster. Pine floors. 5 fireplaces (small and now used as gas heater outlets). 1 Kitchen is old - no tile - T. & G. walls, old plumbing. Kitchen sink is old wooden. Has small pantry off kitchen. 1st floor has toilet and wash basin (old). Upstairs is 5 bedrooms each with wash basin. 1 bath with old fixtures. No tile, old floor. Plumbing - old. Electric fixtures - old original. Ceiling height about 10'. New roof about 7 yrs. old - Flat - Tar & Gravel. There is staircase from front and another staircase from rear leading upstairs. Basement is all open with 7' height. Floor boarded. One room in basement and could be rented because there is a separate entrance from front at street level. Brick foundation. 40 gal. water heater. Converted gas furnace. This house is clean and well kept although no painting or redecorating has been done for many years. Owner, Mary Sweetman, says she has lived here for 47 years. Rooms are airy and well ventilated. Highest and best use for this property would be for a rooming house. Originally owners leased house from a Mr. Dennigan (via Madison & Burke) for \$60 per month. During depression rent reduced to \$45 per mo. and that is what they were paying at time they purchased house in 1947.



1078

FEB 10 1980

SEP 20 1980



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT: WESTERN ADDITION A-1
 Owner: MARY J. SWETTAN and MARY C. TUBIN
 Street Address: 1501 SCOTT STREET
 Location: Northwest corner Scott & Gary Sts.
 Lot size: 20'4" x 87'6" plus ell
 Area: 1779 sq. ft.
 Zoning: COMMERCIAL
 Assessed Values:
 Land - - - - - \$ 1530.00
 Improvements - 1000.00
 Total - 2530.00
 APPRAISED VALUE OF LAND: \$ 4819.00
 Per Front Foot \$ 237.00
 Per Square Foot 2.70+
 REMARKS:
 Basis value \$300 front foot 137'6" depth
 21% deduction due to 87'6" depth

Parcel No. 11
Block No. 1078
Lot No. 5F



DESCRIPTION OF IMPROVEMENTS

Nature and type	Single family residence	Interior Finish	Plaster - Pine Trim
Construction	Frame	Floors	Pine
No. of Stories	Two	Plumbing	Fair
No. of Rooms	10	Bathrooms	Two - one with stall shower
Garage Space	No	Kitchens	One
Basement	Yes - social hall	Lighting	Fair
Foundation	Brick and concrete	Outlets	None
Exterior Finish	Rustic	Heating	Converted gas furnace
Roof	Flat - tar and gravel	Hot Water	automatic storage heater
Year Built	1895	Any Unlawful Use	None
Remodeled	NO	REMARKS:	
Condition, Exterior	Fair		
Interior	Fair		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1540</u> ✓	sq. ft. @	<u>3.00</u>	<u>\$ 4620.00</u>
1st Floor	<u>1540</u> ✓		@	<u>8.00 12320.00</u>
2nd Floor	<u>1540</u>		@	<u>8.00 12320.00</u>
3rd Floor			@	<u> </u>
Total	<u>4620</u>			

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

REMARKS: _____

INCOME ANALYSIS

ESTIMATED INCOME

<u>Apt.No.</u>	<u>No.of Rooms</u>	<u>Monthly Rent</u>
_____	_____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Gross Income		\$ <u>150 x 12 = \$1800</u>
Less Expenses		_____

Net Income (Before Depreciation) \$ _____ monthly, \$ 1342.38 annually

APPRaised VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,200.00
REMARKS: Capitalized at 11%

EXPENSE

Taxes	-	-	-	-	-	-	-	\$	178.62
Insurance	-	-	-	-	-	-	-		45.00
P.G. & E.	-	-	-	-	-	-	-		
Water	-	-	-	-	-	-	-		
Scavenger	-	-	-	-	-	-	-		
Janitor	-	-	-	-	-	-	-		
Vacancy & Collection Allowance	-	-	-	-	-	-	-		90.00
Maintenance & Repairs	-	-	-	-	-	-	-		90.00
Management	-	-	-	-	-	-	-		54.00
Total Expenses								\$	457.62

Total Expenses	\$ 457.62
\$ 1342.38 annually	

APPRaised VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,200.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ 4800.00	
IMPROVEMENTS -	7200.00	
TOTAL		\$ 12,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES

Appraiser: Richard E. Hall
Date: _____

2122-26 Geary St.

PARCEL NO. A-1078-12
BLOCK 1078
LOT 6

3 flats - wood frame building. Each flat has 8 rooms. Pine and plaster. 30 gal. water heaters. No furnace. Old fixtures, no modernization. Each flat has 1 bath (old and 1 additional toilet). Kitchens are old - - no tile, wooden drainboards. Basement - concrete foundation was added recently at cost of about \$5,000 with supports and new bracings. Has concrete floors. 3 large separate storage areas for each tenant upstairs. Building is long, about 95' and has good yard, well maintained. Good rental property for this location. Rent at \$100 furnished per mo. each flat, is not excessive, considering the size and number of rooms. General condition - old, poor. No modernization for many years.



1078

TEL: 0840 33

251 202 25

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: HATTIE CALAWAY
Street Address: 2122-24-26 GEARY STREET
Location: North Geary St. 87'6" West of Scott St
Lot size: 25' x 137'6"
Area: 3437 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 1350.00
Improvements - 2300.00
Total - 3650.00
APPRAISED VALUE OF LAND: \$ 6875.00
Per Front Foot \$ 275.00
Per Square Foot 2.00
REMARKS: _____

Parcel No. 12
Block No. 1072
Lot No. 6



DESCRIPTION OF IMPROVEMENTS	
Nature and type <u>3 FLATS</u>	Interior Finish <u>Plaster - Pine Trim</u>
Construction <u>Frame</u>	Floors <u>Pine</u>
No. of Stories <u>Three</u>	Plumbing <u>Good</u>
No. of Rooms <u>24</u>	Bathrooms <u>Three-Tile Vaincoat-Extra toilet on porch</u>
Garage Space <u>No</u>	Kitchens <u>Three - Tile splash</u>
Basement <u>Yes Concrete floor -Plaster ceiling</u>	Lighting <u>Fair</u>
Foundation <u>Concrete</u>	Outlets <u>None</u>
Exterior Finish <u>Rustic</u>	Heating <u>circulating gas heaters</u>
Roof <u>Flat - tar and gravel</u>	Hot Water <u>automatic storage heaters</u>
Year Built <u>1900</u>	Any Unlawful Use <u>None</u>
Remodeled <u>No</u>	REMARKS: _____
Condition, Exterior <u>Good</u>	
Interior <u>Good</u>	

ESTIMATED REPLACEMENT COST NEW:
Basement 1900 sq. ft. @ 3.00 \$ 5700.00
1st Floor 1950 @ 8.00 15600.00
2nd Floor 1950 @ 8.00 15600.00
3rd Floor 1950 @ 8.00 15600.00
Total 7750

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS: _____

68%
\$ 52,500.00
35,700.00
\$ 16,800.00

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
	<u>8</u>	<u>85.00</u>	Taxes - - - - -	\$ <u>257.69</u>
	<u>8</u>	<u>85.00</u>	Insurance - - - - -	<u>50.00</u>
	<u>8</u>	<u>85.00</u>	P.G. & E. - - - - -	
	<u>8</u>	<u>85.00</u>	Water - - - - -	<u>96.00</u>
Roof sign		<u>5.00</u>	Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>156.00</u>
Total Gross Income		\$ <u>260.00</u>	Maintenance & Repairs - -	<u>156.00</u>
Less Expenses			Management - - - - -	<u>93.60</u>
Net Income			Total Expenses	\$ <u>809.29</u>
(Before Depreciation) \$		monthly, \$ <u>2310.71</u>		
		annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>23,000.00</u>
REMARKS: <u>Capitized at 10%</u>				

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 6,900.00
IMPROVEMENTS - 16,100.00
TOTAL \$ 23,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
FAIR MARKET VALUE IN ACCORDANCE WITH COMPARABLE SALES

Appraiser: [Signature]
Date: _____

20 789 1 031

251.07.05

2128 Geary St.
2130-32 Geary St.

PARCEL NO. A-1078-13
BLOCK 1078
LOT 7

2128-32 Geary St.

Single story wood frame, gable roof residence. Owner occupied. 5 rooms plus 5 rooms in basement. Basement (2 rooms) used as church, has toilet and basin). Other 3 rooms not rented and appear to be in violation of health and safety code. These 3 rooms have evidently not been occupied for quite some time.

Residence built about 1880. Old pine and plaster. Old kitchen and bath. No tile. Floor furnace, 20 gal. water heater. No modernization or re-decoration. Poor general condition.

Basement has concrete floor and is chopped up into rooms - front 2 are church. Brick foundation.

2130-32 Geary St.

Rear flats of 4 rooms each. Rents for \$45 each. Pine and plaster. Building about 20' x 30'. Dirty - poor condition. Downstairs flat has old type water heater - upstairs has 20 gal. heater. Old baths at rear. Old fixtures. Brick foundation. Basement with 5' clearance - full length of building (part wood floor). Built about 40 years ago.



1078

106403 K

106403 K

2136 Geary St.

PARCEL NO. A-1078-14
BLOCK 1078
LOT 8

Building size 24'x85'
Rear Shack - 15' x 24'

Two story fire house. Wood frame. Very old. Well maintained.
Small basement approximately 18' x 20'

Interior - 1 full bath with shower - two extra showers. 1 extra toilet.
Tiled floor and walls in bath and shower. 4 extra wash basins.
1st floor - concrete with office at rear.
2nd floor - sleeping room with 14' x 24' separate room.
Heat - Modine steam plant (gas fired) 4 heating units.
Foundation - brick.
Rear house for eating and cooking 15' x 24' with wood floors and T. & G.
walls. Shack is wood frame.



1078

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT UNITED ADIITION A-1

Owner: City and County of San Francisco

Street Address: 2136 Geary Street

Location: North Geary St. 142'6" West of Scott

Lot size: 25' x 137'6"

Area: 3437 sq. ft.

Zoning: COMMERCIAL

Assessed Values:

Land - - - - - \$

Improvements -

Total -

APPRAISED VALUE OF LAND: \$ 6,875.00

Per Front Foot \$ 275.00

Per Square Foot 2.00

REMARKS:

Parcel No. 14

Block No. 1078

Lot No. 8



DESCRIPTION OF IMPROVEMENTS

Nature and type Firehouse

Construction Frame

No. of Stories Two

No. of Rooms

Garage Space No

Basement Small area rear of building

Foundation Concrete and brick

Exterior Finish Stucco

Roof Flat - tar and gravel

Year Built 1908

Remodeled No

Condition, Exterior Fair

Interior Fair

Interior Finish 70 Walls and ceilings

Floors Fine, 2nd floor linoleum covering

Plumbing Good

Bathrooms 1 3 showers; 4 washbasins

Kitchens

Lighting Fair

Outlets Some

Heating Gas-fired boiler

Hot Water Gas-fired boiler

Any Unlawful Use None

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 375 sq. ft. @ 2.00 \$ 750.00

1st Floor 2125 @ 6.00 12,750.00

2nd Floor 2125 @ 6.50 13,812.50

3rd Floor @

Total 4625

\$ 27,312.50

LESS OBSERVED DEPRECIATION

80%

21,850.00

PRESENT VALUE OF THE IMPROVEMENTS:

\$ 5,462.50

REMARKS:

INCOME ANALYSIS

ESTIMATED INCOME

Apt.No. No. of Rooms Monthly Rent

Two story building \$ 150.00

Total Gross Income \$ 150.00 x 12 =

Less Expenses \$1800.00

Net Income

(Before Depreciation) \$ _____ monthly, \$ 1291.00 annually

ESTIMATED EXPENSE

Taxes - - - - - \$ 200.00

Insurance - - - - - 75.00

P.G. & E. - - - - -

Water - - - - -

Scavenger - - - - -

Janitor - - - - -

Vacancy & Collection

Allowance - - - - - 90.00

Maintenance & Repairs - - 90.00

Management - - - - - 54.00

Total Expenses \$ 509.00

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,910.00

REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 900.00

IMPROVEMENTS - 6100.00

TOTAL \$ 13,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: J. H. H. H.

Date: _____

96 1951 1 121

6.51.02.35

2142-44 Geary St.

PARCEL NO. A-1078-15
BLOCK 1078
LOT 9

Two-story wood frame flats with basement. Built about 1895. Flat roof, tar and gravel. Has garage for 4 cars. Total - 13 rooms. Brick foundation. Has had no redecoration or modernization. Poorly maintained and in need of repair and paint. Two baths - no tile and cheap fixtures. Two kitchens - old and poor. Interior is pine and plaster - very plain.



1078

100 1000 3 R

551 20 02 25

2148 Geary St.

PARCEL NO. A-1078-16
BLOCK 1078
LOT 10

1-story wood frame residence used as rooming house. Flat roof. Full basement used for storage. Has 3-room apartment, 2-room apartment and 2 single rooms. 1 kitchen and 1 kitchenette, 1 bath which is old and poor. Tenants all use same bath. Pine and plaster. General poor condition. Total rooms - 7. Built 1880. Needs paint and repair. Poorly kept up.



1078

100 1000 3 3

0720 0720

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Hattie Bodkin
Street Address: 2148 Geary Street
Location: North Geary St. 197'6" West of Scott
Lot size: 30' x 137'6"
Area: 4125 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 1620.00
Improvements - 600.00
Total - 2220.00
APPRAISED VALUE OF LAND: \$ 8,250.00
Per Front Foot \$ 275.00
Per Square Foot 2.00
REMARKS:

Parcel No. 16
Block No. 1078
Lot No. 10



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>RESIDENCE</u>	Interior Finish	<u>Plaster walls - Pine trim.</u>
Construction	<u>Frame</u>	Floors	<u>Fine, covered with inlaid linoleum</u>
No. of Stories	<u>One</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>9</u>	Bathrooms	<u>One - imitation tile wainscot</u>
Garage Space	<u>No.</u>	Kitchens	<u>One</u>
Basement	<u>Yes</u>	Lighting	<u>Good fixtures</u>
Foundation	<u>Brick and concrete</u>	Outlets	<u>In most rooms</u>
Exterior Finish	<u>Plastic</u>	Heating	<u>Automatic gas forced air furnace</u>
Roof	<u>Tar and gravel</u>	Hot Water	<u>Automatic storage heater</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u>None</u>
Remodeled		REMARKS:	
Condition, Exterior	<u>Fair</u>		
Interior	<u>Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1720</u>	sq. ft. @ <u>2.00</u>	\$ <u>3,440.00</u>
1st Floor	<u>2000</u>	@ <u>8.50</u>	<u>17,000.00</u>
2nd Floor		@	
3rd Floor		@	
Total			

LESS OBSERVED DEPRECIATION 75%
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

\$ 20,440.00
15,330.00
\$ 5,110.00

INCOME ANALYSIS

INCOME

Apt. No.	No. of Rooms	Monthly Rent
		\$
	<u>9</u>	<u>125.00</u>
Total Gross Income		\$ <u>125 x 12 = \$1500.00</u>
Less Expenses		

EXPENSE

Taxes - - - - -	\$ <u>156.73</u>
Insurance - - - - -	<u>45.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>75.00</u>
Maintenance & Repairs - - - - -	<u>75.00</u>
Management - - - - -	<u>45.00</u>

Net Income (Before Depreciation) \$ _____ monthly, \$ 1103.27 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 11,030.00
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 8,250.00
IMPROVEMENTS - 4,750.00
TOTAL \$ 13,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: John E. Hoef
Date: _____

2160 Geary St.

PARCEL NO. A-1078-17
BLOCK 1078
LOT 11

Two-story and basement single family residence. 9 room, 1 bath (old) Full basement with storage. Built about 1900. Poor condition. Plaster and pine finish. Front - stucco, front stairs - terrazzo. Flat roof. Driveway at side of house. Garage of wood frame - shed type at rear of house for 3 cars. Concrete driveway and parking area. Interior of house is old, needs paint and repair. Exterior is poor.



1078

188 10840 38

188 20 155

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT: SISTERN ADDITION A-2
Owner: Henri Davencazo
Street Address: 2160 Geary Street
Location: North Geary 157'6" East of Divisadero
Lot size: 27'6" x 137'6"
Area: 3781 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 1480.00
Improvements - 1500.00
Total - 2980.00
APPRAISED VALUE OF LAND: \$ 7,562.50
Per Front Foot \$ 275.00
Per Square Foot 2.00
REMARKS: _____

Parcel No. 17
Block No. 1078
Lot No. 11



DESCRIPTION OF IMPROVEMENTS

Nature and type	Single family residence	Interior Finish	Plaster - Pine & Walnut trim.
Construction	Frame	Floors	Hardwood
No. of Stories	Two	Plumbing	Good
No. of Rooms	7	Bathrooms	One - recessed tub - tile floor
Garage Space	Yes	Kitchens	One
Basement	Yes	Lighting	Good
Foundation	Brick	Outlets	Yes in most rooms
Exterior Finish	Stucco - stucco front	Heating	Gas steam radiators
Roof	Gabled - composition	Hot Water	Automatic storage heater
Year Built	1901	Any Unlawful Use	None
Remodeled	No	REMARKS:	
Condition, Exterior	Good		
Interior	Good		

ESTIMATED REPLACEMENT COST NEW:

Basement	600	sq. ft. @ 2.00\$	1200.00	
1st Floor	1226	@ 8.50	10421.00	
2nd Floor	1026	@ 8.50	8721.00	
3rd Floor rear garage bldg,	810	sq. ft. @ 13.50	10835.00	
Total	2852			\$ 23,177.00
LESS OBSERVED DEPRECIATION				75% 17,382.75
PRESENT VALUE OF THE IMPROVEMENTS:				\$ 5,794.25

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No.of Rooms	Monthly Rent		
2160	7	100.00	Taxes - - - - -	\$ 210.39
rear building		25.00	Insurance - - - - -	50.00
			P.G. & E. - - - - -	
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	75.00
Total Gross Income		\$ 125 x 12 = \$1500	Maintenance & Repairs - -	75.00
Less Expenses			Management - - - - -	45.00
Net Income			Total Expenses	\$ 455.39
(Before Depreciation)		\$ _____ monthly, \$ 1044.61 annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ 10,446.00
REMARKS: Capitalized at 10%				

FINAL ESTIMATE OF FAIR MARKET VALUE:	LAND - - - - -	\$ 7,600.00	
	IMPROVEMENTS -	<u>4,900.00</u>	
	TOTAL		\$ <u>12,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: D. Hall to ep
Date: APR 10 1957

2170 Geary Street

PARCEL NO. A-1078-18
BLOCK 1078
LOT 12

Two-story apartment house. Stucco front consisting of 8 apartments (6-3 room, 2-2 room). Built about 1910. 2 separate garages below house. Good income property for this area. Fair condition, well maintained. Hardwood floor - 14. Pine floor - 8. Individual apartments with individual baths (no tile). This type of apartment can be easily rented at present time and the rent schedule is reasonable. Apartments are small. Kitchens are more like kitchenettes. (no tile)



1078

MS 10843

MS 10843

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Frederick W. Meyer
Street Address: 2170 Geary Street
Location: North Geary St. 117'3" East of Divisadero
Lot size: 40'3" x 137'6"
Area: 5534 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 2,260.00
Improvements - 6,750.00
Total - 9,010.00
APPRAISED VALUE OF LAND: \$ 11,068.75
Per Front Foot \$ 275.00
Per Square Foot 2.00
REMARKS:

Parcel No. 18
Block No. 1078
Lot No. 12



DESCRIPTION OF IMPROVEMENTS	
Nature and type	<u>8 Apartments</u>
Construction	<u>frame</u>
No. of Stories	<u>Two</u>
No. of Rooms	<u>22</u>
Garage Space	<u>Yes, in basement</u>
Basement	<u>Yes</u>
Foundation	<u>Brick and concrete</u>
Exterior Finish	<u>Plastic - stucco front</u>
Roof	<u>Flat - tar and gravel</u>
Year Built	<u>1910</u>
Remodeled	<u>No</u>
Condition, Exterior	<u>Good</u>
Interior	<u>Good</u>
Interior Finish	<u>Plaster - Pine trim</u>
Floors	<u>Hardwood</u>
Plumbing	<u>Good</u>
Bathrooms	<u>8 - recessed tubs</u>
Kitchens	<u>8 - Tile splash</u>
Lighting	<u>Good</u>
Outlets	<u>in most rooms</u>
Heating	<u>Gas furnace</u>
Hot Water	<u>automatic storage water with extra tank</u>
Any Unlawful Use	<u>None</u>
REMARKS:	

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>3976</u> sq. ft.	@ <u>3.00</u>	\$ <u>11,928.00</u>
1st Floor	<u>3976</u>	@ <u>8.00</u>	<u>31,808.00</u>
2nd Floor	<u>3706</u>	@ <u>8.00</u>	<u>29,648.00</u>
3rd Floor		@	
Total	<u>11658</u>		
			\$ <u>73,384.00</u>
LESS OBSERVED DEPRECIATION		<u>75%</u>	<u>55,338.00</u>
PRESENT VALUE OF THE IMPROVEMENTS:			\$ <u>18,046.00</u>
REMARKS:			

INCOME ANALYSIS			EXPENSE	
ADJUSTED	INCOME			
Apt. No.	No. of Rooms	Monthly Rent		
1	3	\$ <u>45.00</u>	Taxes - - - - -	\$ <u>636.11</u>
2	3	<u>45.00</u>	Insurance - - - - -	<u>50.20</u>
3	3	<u>45.00</u>	P.G. & E. - - - - -	<u>398.98</u>
4	3	<u>45.00</u>	Water - - - - -	<u>90.32</u>
5	3	<u>45.00</u>	Scavenger - - - - -	<u>90.00</u>
6	3	<u>45.00</u>	Janitor - - - - -	<u>155.00</u>
7	3	<u>45.00</u>	Vacancy & Collection	
8	2	<u>32.50</u>	Allowance - - - - -	<u>189.00</u>
Total Gross Income		\$ <u>335 x 12 = \$4020</u>	Maintenance & Repairs - -	<u>189.00</u>
Less Expenses			Management - - - - -	<u>113.40</u>
Net Income			Total Expenses	\$ <u>1912.01</u>
(Before Depreciation)		\$ _____ monthly, \$ <u>1867.99</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>23,350.00</u>
REMARKS: <u>Capitalized at 8%</u>				

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>11,000.00</u>
IMPROVEMENTS -	<u>14,000.00</u>
TOTAL	\$ <u>25,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: John E. Harg
Date: _____

25,000
WE

55

2.5102.00

2178 Geary St. - Brookside Apts.

PARCEL NO. A-1078-19
BLOCK 1078
LOT 13

Two story apartment house, stucco front. 4 garages. Has 20 apartments. All rented furnished. All apartments are: 1 room plus kitchenette; each floor has 2 bath-tubs, 4 toilets, 2 lavatories. (Baths have old tile). Pine and plaster - good condition. Heat - gas heaters in apts. (individual) Hot water - 100 gals. water heater. Building is owner managed - good management. All apts. are monthly rentals. Painted 1951 - by owner. Halls have good carpets - new in 1951. Outdoor garbage chute. Basement is open - 7' ceiling. Storage and laundry. Floor is concrete. Has individual fire proof storage room for each apt.

	<u>INCOME</u>
1 - 2 rm.	\$ 20.00
5-2's @ \$23	115.00
1 - 2	25.00
4-2's @ \$27	108.00
6-2's @ \$30	180.00
1 - 2	32.00
2-2's @ \$35	70.00
	<u>\$ 550.00</u>



1078

FEB 10 1963

RECEIVED
FEB 10 1963
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

SEP 20 1963



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: IRINA I. TROFILIUK
Street Address: 2178 Geary Street
Location: North Geary St. 67'3" East of Divisadero
Lot size: 50' x 137'6"
Area: 6875 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 2810.00
Improvements - 8360.00
Total - 11160.00
APPRAISED VALUE OF LAND: \$ 13,750.00
Per Front Foot \$ 275.00
Per Square Foot 2.00
REMARKS:

Parcel No. 19
Block No. 1078
Lot No. 13



DESCRIPTION OF IMPROVEMENTS	
Nature and type <u>Apartments</u>	Interior Finish <u>Plaster - fine trim</u>
Construction <u>Frame</u>	Floors <u>Fine</u>
No. of Stories <u>Two</u>	Plumbing <u>Fair</u>
No. of Rooms <u>40</u>	Bathrooms <u>4 - 8 toilets</u>
Garage Space <u>Yes in basement</u>	Kitchens <u>20</u>
Basement <u>Yes</u>	Lighting <u>Fair</u>
Foundation <u>Concrete</u>	Outlets <u>None</u>
Exterior Finish <u>Stucco - stucco front</u>	Heating <u>Radiant fire & circulating gas</u>
Roof <u>Flat - tar & gravel</u>	Hot Water <u>automatic storage heater</u>
Year Built <u>1900</u>	Any Unlawful Use
Remodeled <u>No</u>	REMARKS:
Condition, Exterior <u>Good</u>	
Interior <u>Good</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement <u>4624</u> sq. ft.	@ <u>3.00</u>	\$ <u>13,872.00</u>
1st Floor <u>4624</u>	@ <u>8.00</u>	<u>36,992.00</u>
2nd Floor <u>4624</u>	@ <u>8.00</u>	<u>36,992.00</u>
3rd Floor	@	
Total <u>13872</u>		\$ <u>87,856.00</u>

LESS OBSERVED DEPRECIATION 75% 64,892.00

PRESENT VALUE OF THE IMPROVEMENTS: \$ 22,964.00

REMARKS:

INCOME ANALYSIS			EXPENSE	
<u>APARTMENTS</u>	<u>No. of Rooms</u>	<u>Monthly Rent</u>		
<u>7 - 2 rooms @ \$23</u>		<u>\$ 161.00</u>	Taxes - - - - -	\$ <u>787.00</u>
<u>4 - 2 " @ 25</u>		<u>100.00</u>	Insurance - - - - -	<u>125.00</u>
<u>5 - 2 " @ 27</u>		<u>135.00</u>	P.G. & E. - - - - -	<u>148.00</u>
<u>4 - 2 " @ 30</u>		<u>120.00</u>	Water - - - - -	<u>180.00</u>
			Scavenger - - - - -	<u>37.60</u>
			Janitor - - - - -	<u>300.00</u>
			Vacancy & Collection Allowance - - - - -	<u>309.60</u>
Total Gross Income	\$ <u>516.00 x 12 =</u>		Maintenance & Repairs - -	<u>309.60</u>
Less Expenses	<u>\$ 6192</u>		Management - - - - -	<u>185.76</u>
			License - - - - -	<u>8.00</u>
Net Income			Total Expenses	\$ <u>2411.46</u>
(Before Depreciation) \$	monthly, \$ <u>7780.54</u>	annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>37,800.00</u>
REMARKS: <u>Capitalized at 10%</u>				

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>13,750.00</u>
IMPROVEMENTS -	<u>24,250.00</u>
TOTAL	\$ <u>38,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hols
Date:

52 980 1 824

551 07225

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTIAN ADDITION AREA A-1
Owner: Alice & Wm. F. Stanton - 2619 Laguna St. SF
Street Address: 2299 Post St.
Location: SE Cor. Post & Divisadero Sts.

Parcel No. 1078-23
Block No. 1078
Lot No. 17

Lot size: 60'0" x 112'6"
Area: 6,750 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 6640
Improvements - 1500
Total - 8140
APPRaised VALUE OF LAND: \$ 21,500
Per Front Foot \$ 355.00
Per Square Foot \$ 3.19
REMARKS: Lot level and on grade of both streets. Busy intersection. Post Street "one way" West. Should be good service station site.



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Automotive service station</u>	Interior Finish _____
Construction <u>Steel buildings</u>	Floors _____
No. of Stories _____	Plumbing _____
No. of Rooms <u>Station, toilets</u>	Bathrooms _____
Garage Space _____	Kitchens _____
Basement _____	Lighting _____
Foundation _____	Outlets _____
Exterior Finish _____	Heating _____
Roof _____	Hot Water _____
Year Built <u>1935 - age 22 years</u>	Any Unlawful Use _____
Remodeled <u>No</u>	REMARKS: _____
Condition, Exterior <u>Fair</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement _____ sq. ft. @ _____ \$ _____	
1st Floor _____ @ _____ \$ _____	
2nd Floor _____ @ _____ \$ _____	
3rd Floor _____ @ _____ \$ _____	
Total _____	Estimated replacement cost \$ <u>16,000.00</u>
LESS OBSERVED DEPRECIATION & obsolescence <u>60%</u>	<u>9,600.00</u>
PRESENT VALUE OF THE IMPROVEMENTS:	\$ <u>6,400.00</u>
REMARKS: <u>Typical service station; steel buildings; not super station type. Old type city station.</u>	

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year	
		\$ _____		Taxes - - <u>Fire only</u> - - - \$ <u>595.86</u>
				Insurance - - - - - \$ <u>25.00</u>
<u>Whole service</u>				P.G. & E. - - - - - - - - - -
<u>station</u>		<u>225.00</u>		Water - - - - - - - - - -
<u>Leased to 13-31-64</u>				Scavenger - - - - - - - - - -
				Janitor - - - - - - - - - -
				Vacancy & Collection
		<u>225.00</u>	<u>\$ 2,700</u>	Allowance - - - - - 3% - <u>80.00</u>
Total Gross Income		\$ <u>65.00</u>	<u>710</u>	Maintenance & Repairs - 3% - <u>80.00</u>
Less Expenses			<u>\$ 1,920</u>	Management - - - - - 3% - <u>1,740.86</u>
Net Income		<u>160.00</u>		Total Expenses \$ <u>780.00</u>
(Before Depreciation)		\$ _____	monthly, \$ _____	1, Total Expenses \$ _____
				annually _____
				Risk rate 7% net \$ <u>27,430.00</u>
APPRaised VALUE INDICATED BY INCOME ANALYSIS				
REMARKS: <u>Capitalized at 7% after 6% management.</u>				
<u>See supplemental data report for details</u>				
FINAL ESTIMATE OF FAIR MARKET VALUE:				
LAND - - - - - \$ <u>21,500</u>				
IMPROVEMENTS - <u>6,000</u>				
TOTAL \$ <u>27,500.00</u>				

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Saleable. Fair station but low gallonage. Can be sold on a 7% net basis before maintenance and management.

INSPECTION DATE: July 6, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957
RAYMOND D. SMITH, M.A.I.

1078 23

1581 3.1



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT: WESTERN ADDITION - AREA A-1

Owner: Dana C. Poulsen - 3075 Market St. S.F. Cal.

Street Address: 1540 - 1554 Divisadero St.

Location: E Divisadero 60' S Post Sts.

Lot size: 52'6" x 112'6"

Area: 5,906 sq. ft.

Zoning: Commercial

Assessed Values:

Land - - - - - \$ 3580

Improvements - 5500

Total - 9080

APPRAISED VALUE OF LAND: \$ 13,125.00

Per Front Foot \$ 250.00

Per Square Foot 2.22

REMARKS: Lot level and on street grade.

Poor neighborhood, fringe business.

Small stores. Old buildings.

Mixed racial occupancies.

Parcel No. 1078 - 22

Block No. 1078

Lot No. 16



DESCRIPTION OF IMPROVEMENTS

Nature and type stores and apartments

Construction frame

No. of Stories 3

No. of Rooms 37 rooms. 18 apts.

Garage Space none

Basement 2 stores on streets + store rms.

Foundation concrete

Exterior Finish frame rustic T & G.

Roof composition Poor condition - leaks

Year Built 1907

Remodeled Converted to small units.

Condition, Exterior poor

Interior poor

ESTIMATED REPLACEMENT COST NEW:

Stores 5,200 sq. ft. @ 5 \$ 26,000

1st Floor 4,500 @ 8 36,000

2nd Floor 4,000 @ 8 32,000

3rd Floor @ 8 32,000

Total 13,700

LESS OBSERVED DEPRECIATION

66.7%

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: Est. future useful life for tenement operation 20 yrs. at 1.67% yr.

\$ 94,000

62,700

\$ 31,300

Estimated remaining worth 33.3% as tenements, minimum accomodations.

INCOME ANALYSIS

INCOME

Apt.No. No.of Rooms Monthly Rent- year

All 37 681.75 \$ 8,181

stores 2 277.50 3,330

(See supplemental statement for details of rentals)

Total Gross Income \$ 959.25 11,511

Less Expenses 512.25 6,147

Net Income

(Before Depreciation) \$ 447 monthly, \$ 5,364 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS Risk rate 12% - - - - \$ 44,700.00

REMARKS: Units rented furnished with all utilities. Mostly Negro tenants. 12% speculative rate after 30% management etc.

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 13,125.00

IMPROVEMENTS - 31,375.00

TOTAL \$ 44,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: Owner operates a business in premises with apartments rented furnished with utilities. Tenement operation with substantial turn over and other hazards.

Reinspected December 11, 1957.

Appraiser: [Signature]
Date: August 10, 1957.

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA 4-1

Owner: Jessie Lebard, Theodora Kurrell, Grace Robanser

Street Address: 1534-36 Divisadero St.

Location: E. Divisadero, 112'6" S. Post St

Lot size: 25'0" x 112'6"

Area: 2,813 sq. ft.

Zoning: Commercial

Assessed Values:

Land - - - - - \$ 1,710

Improvements - 800

Total - 2,510

APPRAISED VALUE OF LAND: \$ 6,250

Per Front Foot \$ 250.00

Per Square Foot 2.22

REMARKS: Lot front on street grade.

3'0" above grade in rear.

Fringe business street. Divisadero St.
slopes slightly down to north

Parcel No. 1074-21

Block No. 1074

Lot No. 15



DESCRIPTION OF IMPROVEMENTS

Nature and type Store & Flat Bldg.
Construction Frame
No. of Stories 2 and basement
No. of Rooms 7
Garage Space None
Basement Full basement (excavated)
Foundation Brick
Exterior Finish Rustic T&G
Roof Composition - good
Year Built 1895 - age 65 yrs. plus
Remodeled No
Condition, Exterior Fair
Interior Fair

ESTIMATED REPLACEMENT COST NEW:

Basement 1,200 sq. ft. @ 3. \$ 3,600
1st Floor 1,430 @ 7. 10,010
2nd Floor 1,130 @ 7. 7,910
3rd Floor 3,860 @ 7. 26,920
Total 3,860

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: Estimated economic life 20 yrs. at 1.67% yr. = 33.3%

remaining worth. Includes obsolescence in store front. Useable.

Interior Finish Pine - plastered
Floors Pine T&G
Plumbing Old - exposed. Good repair
Bathrooms 1 (tub on legs)
Kitchens 1
Lighting Electricity - fair fixtures
Outlets 3 outlets
Heating None. Gas heaters.
Hot Water Storage tank
Any Unlawful Use None observed
REMARKS: Upper renovated and redecorated for owner's use 10 years ago.
First Floor: Store. Wood floor, plastered walls, toilet and basin. Fair repair.

66.7%

\$ 21,820.00

14,550.00

\$ 7,270.00

INCOME ANALYSIS

INCOME Statement from Mrs. Grace Robanser

Apt. No.	No. of Rooms	Monthly Rent
1534	7 - Furn.	\$ <u>60.00</u>
1538	Store	
	Radio & Telev.	
	Repairs	<u>65.00</u>

Total Gross Income \$ 125.00 \$ 1,500
Less Expenses 37.50 450
1,050

Net Income (Before Depreciation) \$ 47.50 monthly, \$ 1,050 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS Risk Rate 8% - - - - - \$ 13,125.00

REMARKS: Capitalized at 8% after 15% management, etc.

Rented month to month - no leases.

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 6,250
IMPROVEMENTS - 7,250
TOTAL \$13,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Suitable for use of store and living flat. Fringe commercial.
but suitable for many types of small business.

INSPECTION DATE: August 3, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957

RAYMOND D. SMITH, M.A.F.

1078 21

18 020155



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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1

Owner: Norman Rudy or Mrs. A. Cohn, 2235 Lake St.

Street Address: 2263-67 Post St.

Location: S. Post 112'6" E. Divisadero St

Lot size: 50'0" x 137'6"

Area: 6,875 sq. ft.

Zoning: Second residential ✓

Assessed Values:

Land - - - - - \$ 2,700

Improvements - 3,000

Total - 5,700

APPRAISED VALUE OF LAND: \$ 15,000

Per Front Foot \$ 300.

Per Square Foot 2.18

REMARKS:

Lot level and on grade. Post St. level
from Divisadero to Scott. Across from
Mt. Zion Hospital.

Parcel No. 1078-24

Block No. 1078

Lot No. 18



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Flats - 3 sep. entrance</u>	Interior Finish	<u>Pine - plastered</u>
Construction	<u>Frame</u>	Floors	<u>Pine - poor</u>
No. of Stories	<u>3 and attic & basement</u>	Plumbing	<u>Old, exposed. Not replaced</u>
No. of Rooms	<u>24</u>	Bathrooms	<u>3 - 6 toilets</u>
Garage Space	<u>Detached in rear - 4 cars</u>	Kitchens	<u>2 (3 kitchenettes)</u>
Basement	<u>6' below grade - store rooms</u>	Lighting	<u>Electricity - old fixtures</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic T&G</u>	Heating	<u>None - gas heaters</u>
Roof	<u>Composition shingles</u>	Hot Water	<u>3 storage tanks</u>
Year Built	<u>1890 - age 65 yrs. plus</u>	Any Unlawful Use	<u>Basement stairs in side-</u>
Remodeled	<u>Rear garage built 1922</u>	REMARKS:	<u>converted to 13 housekeeping walk-</u>
Condition, Exterior	<u>Poor</u>		<u>apartments, 2-3 rooms, 11 singles with</u>
Interior	<u>Poor</u>		<u>kitchenettes. Share b ths.</u>

ESTIMATED REPLACEMENT COST NEW:

Basement 2,210 sq. ft. @ 3. \$ 6,630

1st Floor 2,210 @ 7. 15,470

2nd Floor 2,240 @ 7. 15,680

3rd Floor 2,240 @ 7. 15,680

Total 8,900

LESS OBSERVED DEPRECIATION House 75% - garage 50%

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: See supplemental data report for details of garage bldg.

House \$ 53,460.00

Garage \$ 11,000.00

\$ 64,460.00

\$ 18,865.00

This is a substantial building but obsolete and depleted.

INCOME ANALYSIS

INCOME			Statement by Mrs. A. Cohn		EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year	Taxes - - - - -	\$	
<u>2 units</u>	<u>3 @ 360</u>	<u>120.00</u>		Insurance - - - - -		<u>402.42</u>
<u>9 "</u>	<u>1 @ 40</u>	<u>360.00</u>		P.G. & E. - - - - -		<u>75.00</u>
<u>2 "</u>	<u>1 @ 35</u>	<u>70.00</u>		Water - - - - -		<u>750.00</u>
<u>Garage</u>		<u>85.00</u>		Scavenger - - - - -		<u>270.00</u>
				Janitor - <u>apartment</u> - - -		<u>120.00</u>
				Vacancy & Collection		<u>480.00</u>
				Allowance - - - - - 10%		<u>760.00</u>
Total Gross Income		\$ <u>635.00</u>	\$ <u>7,620</u>	Maintenance & Repairs 10%		<u>760.00</u>
Less Expenses		<u>364.58</u>	<u>4,375</u>	Management - - - - - 10%		<u>760.00</u>
			<u>\$ 3,245</u>			<u>4,375.42</u>
Net Income				Total Expenses	\$	<u>4,375.00</u>
(Before Depreciation)		\$ <u>270.42</u>	monthly, \$ <u>3,245</u>	annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS Risk-rate 10% - - - - - \$ 32,500.00

REMARKS: This is a business with 11 single apartments with
baths & kitchenettes shared. Capitalized at 10% net after 30%.

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 15,000

IMPROVEMENTS - 19,000

TOTAL

\$ 34,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Saleable for use only. Lot value for medical-dental building site.

INSPECTION DATE: August 5, 1957

Appraiser: Raymond D. Smith

Date: August 10, 1957

1078 24

RAYMOND D. SMITH, M.A.I.

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1
Owner: Mary, Alma, Claire, John & Frank Feehan; Geo. W. Mess
Street Address: 2239-43 Post St.
Location: S. Post 13716" W. Scott St.
Lot size: 25'0" x 137'6"
Area: 3,438 sq. ft.
Zoning: Commercial ✓
Assessed Values:
Land - - - - - \$ 1,350
Improvements - 2,600
Total - 3,950
APPRAISED VALUE OF LAND: \$ 7,500
Per Front Foot \$ 300.00
Per Square Foot 2.18
REMARKS: Lot on Grade and level.
Post St. level. Across from Mt. Zion
Hospital and in demand. Very saleable.

1078-27
Parcel No. 1078
Block No. 22
Lot No. 22



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Flats - separate entrances</u>	Interior Finish	<u>Fine - plastered</u>
Construction	<u>Frame</u>	Floors	<u>Old - pine (middle oak)</u>
No. of Stories	<u>3</u>	Plumbing	<u>Old - good repair</u>
No. of Rooms	<u>1/7 - 1/8 - 1/8 - 23 rooms</u>	Bathrooms	<u>4 baths, 4 sep. toilets, tiled</u>
Garage Space	<u>no</u>	Kitchens	<u>4 - tile sinks</u>
Basement	<u>Excavated - below grade. Rooms</u>	Lighting	<u>Electricity - old fixtures</u>
Foundation	<u>Brick</u>	Outlets	<u>Installed</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Gas - gas heaters</u>
Roof	<u>Composition - good</u>	Hot Water	<u>4 storage tanks</u>
Year Built	<u>1905 - age 52 yrs.</u>	Any Unlawful Use	<u>None observed</u>
Remodeled	<u>No</u>	REMARKS:	<u>Building occupied by owners</u>
Condition, Exterior	<u>Good</u>		<u>since new. Well maintained. Large</u>
Interior	<u>Good</u>		<u>rooms. Good baths</u>

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1,790</u>	sq. ft. @	<u>3.00</u>	\$ <u>5,370</u>
1st Floor	<u>1,790</u>	@	<u>8.00</u>	<u>14,320</u>
2nd Floor	<u>1,750</u>	@	<u>8.00</u>	<u>14,000</u>
3rd Floor	<u>1,750</u>	@	<u>8.00</u>	<u>14,000</u>
Total				

LESS OBSERVED DEPRECIATION

50%

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: Building in good repair. Can be remodeled into

Medical-Dental Building. Estimated life 25 yrs. at 25 yr = 50% worth

INCOME ANALYSIS

INCOME			Miss Claire Feehan, 2239 Post St.		EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent	Year			
2243	7 - 1 bath	unf. 75.00		Taxes -	\$25,000 / \$81.25	\$ 270.00
2241	4 - 1 "	" 65.00		Insurance		27.00
2241A	4 - 1 "	furn. 80.00		P.G. & E.		26.00
2239	8 - 1 "	000 100.00		Water		12.00
(upper)				Scavenger		16.00
				Janitor		-
				Vacancy & Collection	5%	192.00
				Allowance		
Total Gross Income		\$ 320.00	\$ 3,840	Maintenance & Repairs	10%	384.00
Less Expenses		<u>100.00</u>	<u>1,200</u>	Management	5%	192.00
			\$ 2,640			1,200.00
Net Income				Total Expenses		\$ 1,200.00
(Before Depreciation)		\$ 220.00	monthly, \$ 2,640	annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				Risk rate 1% net		\$ 33,000.00
REMARKS:						

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>7,500</u>
IMPROVEMENTS -	<u>25,000</u>
TOTAL	\$ <u>32,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Saleable for remodeling into Medical-Dental Building or
apartments. Will sell for more than intrinsic worth.

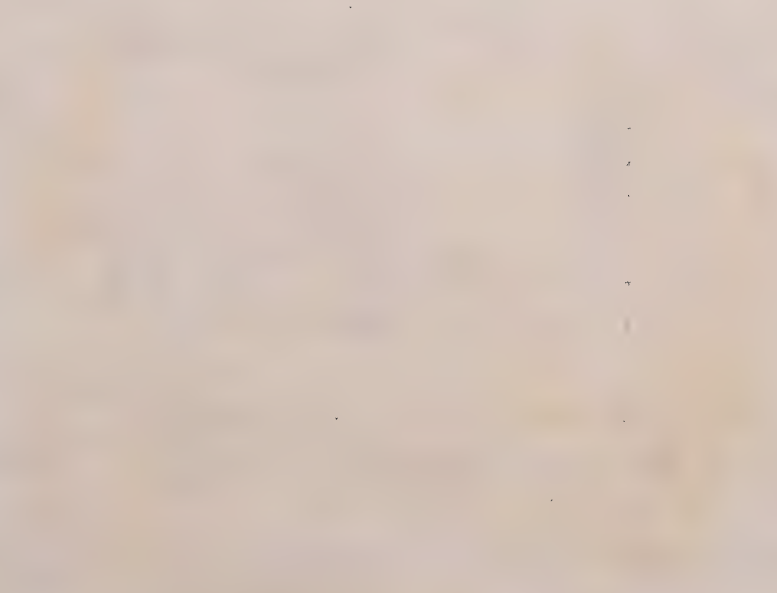
INSPECTION DATE: August 21, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957

1078 27

RAYMOND D. SMITH, M.A.I.

THE UNIVERSITY OF CHICAGO



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION

Street Address: 2239-43 Post St.

Parcel No. 1078-27
Block No. 1078
Lot No. 22

SUPPLEMENTAL DATA

GENERAL
DESCRIPTION

The property consists of a three story and excavated basement, frame, separate entrance flat building containing 23 rooms; 1-7 rooms, and 2-8 rooms, each with 1 bath and separate toilet. Large rooms, tile baths and oak floors on the second floor.

The second floor has been divided into 2 - 4 room apartments, each with full kitchen and bath.

CONDITION
AND REPAIR

Good. The building has been occupied by the same family since constructed. It was built about 1905 and is about 52 years old, and is well maintained.

RENTS

The owner occupies the top flat and states it can be rented unfurnished for \$100 per month. One of the 4 room flats on the second floor is occupied by one of the family and the rental is estimated at \$65 unfurnished. The other apartment is rented furnished and the lower flat unfurnished. Rents are high but owner claims rental in this neighborhood in demand because of the hospital.

RECENT SALES

None. Same family 52 years.

SALEABILITY

The neighborhood is good and in demand. Several older buildings on Post Street east of Divisadero Street have been recently remodeled into medical office buildings and the owner states they have been approached several times to sell the subject property for that purpose. Structure would lend itself to this conversion.

It is my opinion the property is saleable for more than its intrinsic value for the above use.

PHOTOGRAPH



Front Elevation

1078 27

PL. 180.1.231



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN UNION AREA A-1
Owner: Ernest & Lucie Wolff, 2233 Post St.
Street Address: 2231-35 Post St.
Location: S. Post, 137'6" W. Scott St.
Lot size: 25'0" x 112'0"
Area: 2,800 sq. ft.
Zoning: second residential
Assessed Values:
Land - - - - - \$ 1,490
Improvements - 2,000
Total - 3,490
APPRAISED VALUE OF LAND: \$ 7,500
Per Front Foot \$ 300.00
Per Square Foot 2.68
REMARKS: Lot level and on street grade.
Excavated basement. Faces Mt. Zion
Hospital on Post St.

Parcel No. 1078-28
Block No. 1078
Lot No. 23



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Medical Offices</u>	Interior Finish <u>Fine - plastered</u>
Construction <u>Frame</u>	Floors <u>Fine - linoleum - good</u>
No. of Stories <u>2 and basement</u>	Plumbing <u>Good - replaced</u>
No. of Rooms <u>12</u>	Bathrooms <u>2</u>
Garage Space <u>No</u>	Kitchens <u>None - Laboratory</u>
Basement <u>Finished - storage</u>	Lighting <u>Good</u>
Foundation <u>Concrete & brick</u>	Outlets <u>Adequate - installed 1940</u>
Exterior Finish <u>Asstic T&G</u>	Heating <u>Gas - good</u>
Roof <u>T&G Composition</u>	Hot Water <u>Steam plant</u>
Year Built <u>1890 (shell)</u>	Any Unlawful Use <u>None observed</u>
Remodeled <u>1940 medical offices</u>	REMARKS: <u>Good building. Well maintained.</u>
Condition, Exterior <u>Good</u>	<u>Garden in rear.</u>
Interior <u>Good</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement <u>1,540</u> sq. ft. @ <u>5.00</u>	\$ <u>7,700</u> (boiler)
1st Floor <u>1,610</u>	@ <u>10.00</u> <u>16,100</u>
2nd Floor <u>1,610</u>	@ <u>10.00</u> <u>16,100</u>
3rd Floor	@
Total <u>4,760</u>	

\$ 39,900.00

LESS OBSERVED DEPRECIATION

50%

\$ 20,000.00

PRESENT VALUE OF THE IMPROVEMENTS:

\$ 19,900.00

REMARKS: Estimated economic life 25 yrs. at 2% yr. = 50% worth.

Building adequate for use.

INCOME ANALYSIS

INCOME				EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Year		
		\$		Taxes - - - - -	\$ <u>746.40</u>
				Insurance - - - - -	<u>75.00</u>
				P.G. & E. - - - - -	<u>250.00</u>
<u>2233 (lower) 9</u>	<u>OBO</u>	<u>200.00</u>		Water - - - - -	<u>150.00</u>
<u>2235 (upper) 9</u>	<u>rented</u>	<u>200.00</u>		Scavenger - - - - -	<u>50.00</u>
				Janitor - - - - -	<u>300.00</u>
				Vacancy & Collection	
				Allowance - - - - - 2% yr	<u>100.00</u>
Total Gross Income		\$ <u>400.00</u>	\$ <u>4,800</u>	Maintenance & Repairs 5%	<u>250.00</u>
Less Expenses		<u>125.00</u>	<u>1,500</u>	Management - - - - - 3%	<u>150.00</u>
			\$ <u>3,300</u>		<u>1,571.40</u>
Net Income				Total Expenses	\$ <u>1,500.00</u>
(Before Depreciation)		\$ <u>275.00</u>	monthly, \$ <u>3,300</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS Risk Rate 3.2% net - \$ 17,500.00

REMARKS: Owner occupied 50% - capitalised at 12% speculative
rate after 10% management

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>7,500</u>
IMPROVEMENTS -	<u>20,000</u>
TOTAL	\$ <u>27,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Special purpose property - across from Mt. Zion Hospital.

Salable for present use.

INSPECTION DATE: July 13, 1957

Appraiser: Raymond D. Smith
Date: August 10, 1957

1078 28

RAYMOND D. SMITH, M.A.I.

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PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION

Street Address: 2231-35 Post St. 1078 28

Parcel No. 1078-28

Block No. 1078

Lot No. 28

SUPPLEMENTAL DATA

GENERAL
DESCRIPTION

The property consists of a two story and excavated basement, frame dwelling built before the fire and more than 65 years old. It was originally 15 rooms and 2 baths and has steam heat and a hot water plant.

REMODELING
AND CONVERSION

Prior to 1909 it was a residence but was converted into a nursing home in 1909 and continued in this use until 1918, when it was converted into a doctor's office and hospital. In 1940 the building was substantially remodeled into two office suites.

The lower floor is a doctor's office of 8 rooms, consisting of a reception room, 2 private offices, 2 consultation rooms, laboratory and store rooms. It is occupied by the owner, Dr. Wolff and associate.

The upper floor has been converted into a suite of offices of 8 rooms occupied by the Psychoanalytic Institute operated by two doctors.

The offices are very functional and are adequate for the present use. The rear offices open to a very attractive garden which creates an excellent atmosphere and the rooms are light and attractive.

RENTS

The owner occupies the first floor suite and the upper floor is leased on a yearly basis. The rents shown are considered economic.

RECENT SALES

None. The present owner acquired title in 1940 and he did the remodeling.

SALEABILITY

This is a special purpose property, but being across the street from Mt. Zion Hospital, has an appeal to physicians and other medical purchasers. It is saleable on the present market for such uses.

PHOTOGRAPH



Front Elevation

1078 28

178 1 584 3 4

178 1 584 3 4

178 1 584 3 4

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION AREA A-1

Owner: Mrs. Elsie Berquist, 224 Upper Terrace, SF

Street Address: 2217 Post St.

Location: S. Post, 112'6" W. Scott St.

Lot size: 25'0" x 112'0"

Area: 2,800 sq. ft.

Zoning: Second residential

Assessed Values:

Land - - - - - \$ 1,260

Improvements - 3,600

Total - 4,860

APPRAISED VALUE OF LAND: \$ 7,500

Per Front Foot \$ 300.

Per Square Foot 2.68

REMARKS: Lot on street grade. Level.

South line of Post between Scott and

Divisadero faces Mt. Zion Hospital and

is desirable for medical building.

Parcel No. 1078-29

Block No. 1078

Lot No. 24



DESCRIPTION OF IMPROVEMENTS

Nature and type Dwelling

Construction Frame

No. of Stories Four

No. of Rooms 34 rooms

Garage Space None

Basement Storage - service. No rooms

Foundation Concrete

Exterior Finish Rustic T&G

Roof Composition - good

Year Built 1890 - age 65 yrs. plus

Remodeled See supplemental data

Condition, Exterior Fair

Interior Fair

Interior Finish Fir-Pine-Plastered

Floors Oak and pine

Plumbing Some replaced. Good

Bathrooms 4 and separate toilets

Kitchens 12 kitchenettes - some poor

Lighting Electricity - fair

Outlets 1

Heating Steam - gas plant (fair)

Hot Water Steam plant (poor)

Any Unlawful Use Wiring, stores.

REMARKS: 2 fire escapes. Large rooms.

Well maintained. 6 fireplaces. Con-

verted to 16 apts. - 3 singles, 6-2's;

6-3's.

ESTIMATED REPLACEMENT COST NEW:

Basement 1,790 sq. ft. @ 3.50 \$ 6,265

1st Floor 1,790 @ 8.00 14,320

2nd Floor 1,510 @ 8.00 12,080

3rd Floor 1,510 @ 8.00 12,080

4th Floor 1,510 @ 8.00 12,080

Total 8,110 8.00 12,080

\$ 56,825.00

LESS OBSERVED DEPRECIATION

58.25%

33,100.00

PRESENT VALUE OF THE IMPROVEMENTS:

\$ 23,725.00

REMARKS: Estimated useful life 25 yrs. as remodeled, at 1.67% yr.

= 41.75% worth. Steam heated building. Some restoration and replacements.

INCOME ANALYSIS

INCOME Statement by Mrs. Berquist, owner EXPENSE

Apt. No. No. of Rooms Monthly Rent Year

See supplemental data

See supplemental data

See supplemental data

See supplemental data

See supplemental data

See supplemental data

See supplemental data

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See supplemental data

Taxes - - - - - \$ 353.12

Insurance - - - - - 117.40

P.G. & E. - - - - - 900.00

Water - - - - - 180.00

Scavenger - - - - - 120.00

Janitor - Manager - - - - - 480.00

Vacancy & Collection

Allowance - - - - - 10% 660.00

Maintenance & Repairs 10% 660.00

Management - - - - - 5% 330.00

Telephone - - - - - 51.00

Total Expenses \$ 3,851.52

3,850.00

Net Income

(Before Depreciation) \$ 210.00 monthly, \$ 2,750 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS Risk rate 8% net - - \$ 34,350.00

REMARKS: Capitalized at 8% net after 25% management.

Apartments rented furnished.

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 7,500

IMPROVEMENTS - 25,000

TOTAL \$ 32,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Good location for hospital employees, etc. Some semi-transient.

Saleable for cheap housing.

INSPECTION DATE: July 13, 1957

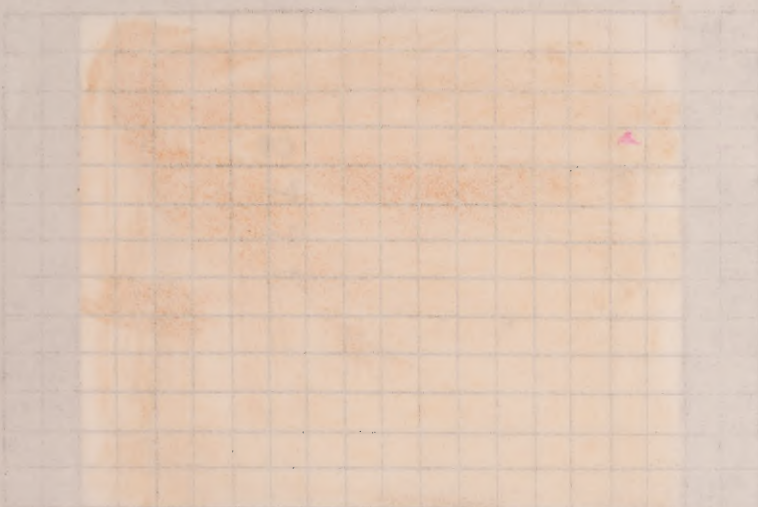
Appraiser: Raymond D. Smith

Date: August 10, 1957

RAYMOND D. SMITH, M.A.T.

1078 29

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REMARKS: [Faint, mostly illegible text describing the property and improvements.]

ESTIMATE OF REPLACEMENT COST NEW: [Faint text, likely a table or list of costs.]

INCOME ANALYSIS: [Faint text, likely a table or list of income and expenses.]

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: [Faint text, likely a table or list of data points.]

REMARKS: [Faint, mostly illegible text describing the property and improvements.]

ESTIMATE OF REPLACEMENT COST NEW: [Faint text, likely a table or list of costs.]

INCOME ANALYSIS: [Faint text, likely a table or list of income and expenses.]

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: [Faint text, likely a table or list of data points.]

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CUDA - Fiscal Appraisal Report, Blocks 1018,

1955-1957

9/13

JOJO F. A. B. J.
CORPORATION
MEMPHIS, TENNESSEE

